Local Market Update for June 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached

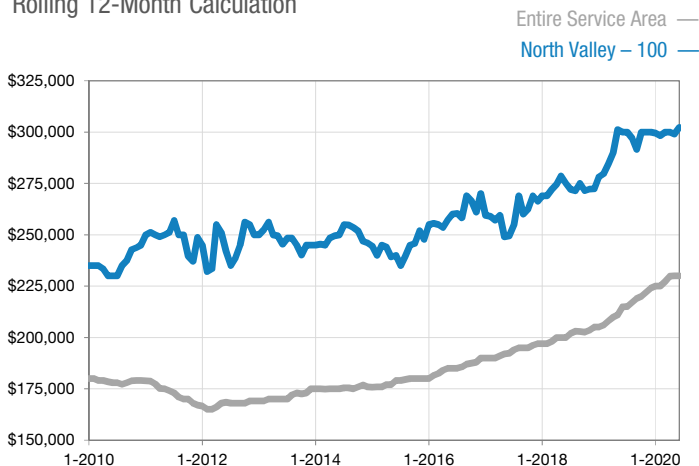| Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	31	37	+ 19.4%	157	137	- 12.7%
Pending Sales	17	20	+ 17.6%	108	101	- 6.5%
Closed Sales	24	15	- 37.5%	100	90	- 10.0%
Days on Market Until Sale	39	45	+ 15.4%	48	46	- 4.2%
Median Sales Price*	$270,000	$340,000	+ 25.9%	$315,000	$327,450	+ 4.0%
Average Sales Price*	$284,975	$340,453	+ 19.5%	$405,779	$418,632	+ 3.2%
Percent of List Price Received*	96.7%	99.5%	+ 2.9%	96.0%	98.1%	+ 2.2%
Inventory of Homes for Sale	60	38	- 36.7%	--	--	--
Months Supply of Inventory	3.7	2.2	- 40.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
New Listings	2	5	+ 150.0%	15	29	+ 93.3%
Pending Sales	2	5	+ 150.0%	15	27	+ 80.0%
Closed Sales	4	7	+ 75.0%	13	25	+ 92.3%
Days on Market Until Sale	28	14	- 50.0%	37	9	- 75.7%
Median Sales Price*	$116,875	$152,000	+ 30.1%	$126,750	$152,000	+ 19.9%
Average Sales Price*	$120,688	$146,500	+ 21.4%	$148,327	$154,892	+ 4.4%
Percent of List Price Received*	99.8%	97.2%	- 2.6%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
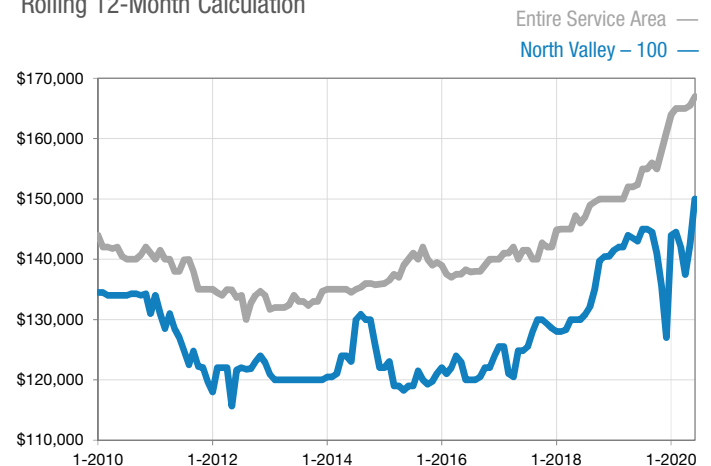
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.